

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE**  
**CONDITIONAL USE PERMIT REPORT (#FCU-12-01)**  
**BCM INTERNATIONAL (DBA BIG SKY BIBLE CAMP)**  
**MARCH 20, 2012**

This is a report to the Flathead County Board of Adjustment regarding a request by BCM International Inc. (DBA Big Sky Bible Camp) for a conditional use permit to expand an existing 'camp and retreat center'. The subject property is located within the Echo Lake zoning districts and is zoned 'AG-40 Agricultural'.

The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on April 3, 2012 beginning at 6:00 P.M. in the 2<sup>nd</sup> floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, also located on the second floor of the Earl Bennett Building.

**I. APPLICATION REVIEW UPDATES**

**A. Land Use Advisory Committee/Council**

The proposed land use is within the advisory jurisdiction of the Bigfork Land Use Advisory Council (BLUAC). This space will contain an update regarding the March 29, 2012 BLUAC review of the proposal.

**B. Board of Adjustment**

This space will contain an update regarding the April 3, 2012 Flathead County Board of Adjustment review of the proposal.

**II. GENERAL INFORMATION**

**A. Application Personnel**

**i. Applicant & Landowner**

BCM International Inc. (DBA Big Sky Bible Camp)  
501 McCaffery Road  
Bigfork, MT 59911

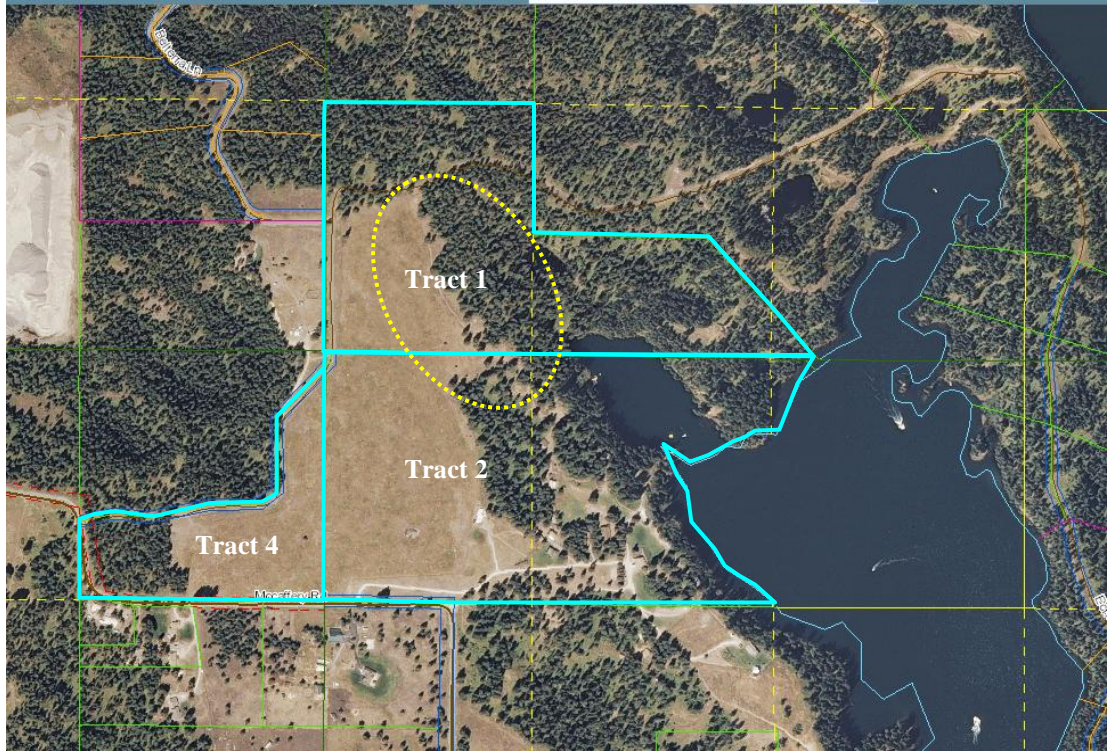
**ii. Representative**

Jamy Landis  
501 McCaffery Road  
Bigfork, MT 59911  
[jamy@bigskybiblecamp.org](mailto:jamy@bigskybiblecamp.org)

**B. Property Location and Size**

The proposed use would occur upon multiple tracts of land totaling approximately 185 acres in size. Located approximately four miles north of the town of Bigfork and one mile east of Highway 35 at 501 McCaffery Road, the subject property can be legally described as Tract 4 in Section 12, Township 27 North, Range 20 West, Tract 1 in Section 6, Township 27 North, Range 19 West and Tract 2 in Section 7, Township 27 North, Range 19 West P.M.M., Flathead County, Montana. (see Figure 1 below).

**Figure 1:** Location of proposal site (yellow oval) on the subject properties (highlighted in blue).



**C. Existing Zoning and Land Use(s)**

The property is located within the Echo Lake zoning district and is zoned ‘AG-40 and AG-20 Agriculture’, a classification intended per Section 3.05 of the Flathead County Zoning Regulations (FCZR) to “*protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.*” The subject property is currently developed with the Big Sky Bible Camp facility, which has been in operation for approximately fifty years, providing traditional youth oriented camp functions primarily within wooded areas of Tract 2 abutting Peterson Lake.

**D. Adjacent Land Use(s) and Zoning**

Situated near Peterson and Echo Lakes, adjacent properties and the area surrounding the subject property are generally developed with a mix of residential, agricultural, and extractive industrial uses (see Figure 2 below). Directly adjacent properties located to the north, south, and east are zoned ‘AG-40 Agriculture’, the same classification as the subject property. Adjacent properties located to the west of Tract 2 are zoned ‘AG-20 Agriculture’, and adjacent properties located to the west of Tract 1 are unzoned (see Figure 3 below).



An aerial photograph of a rural property in Georgia. A cyan line outlines a large, irregularly shaped parcel. Within this parcel, a yellow dashed oval highlights a specific area of land. The property is surrounded by dense green forest and several bodies of water, including a large pond on the right and a smaller one at the top left. A road labeled "Pawnee Rd" runs along the bottom left edge. Other labels include "Barn Bay Trl" and "Barn Bay Trl" in the upper right, and "Barn Bay Trl" and "Barn Bay Trl" in the lower right. The map is overlaid with a green grid.

#### **E. Summary of Request**

The property is currently developed with the Big Sky Bible Camp facility, which is considered to be a 'camp and retreat center' as referenced in Section 4.03 FCZR. 'Camp and retreat center' is available as a Conditional Use within the AG-40 zoning use district, and the operation of the Big Sky Bible Camp qualifies as a legal non-conforming use because it pre-dates the 1992 adoption of the currently applicable Echo Lake zoning district and therefore has not previously been issued a Conditional Use Permit. The request is for a conditional use permit to expand the existing 'camp and retreat center' pursuant to Section 2.07.040 FCZR.

According to submitted application materials, the proposal entails construction of a 7500 ft<sup>2</sup> dining room/meeting hall and four 1200 ft<sup>2</sup> cabins to house guests of the camp. The dining room/meeting hall and cabins are proposed to be served by new well and drainfield systems for water and sewage needs, and a proposed 1000-foot long gravel driveway extending south from paved Echo Bay Trail on Tract 1 would provide access to the facility and a proposed 42 space gravel parking area.

#### **F. Compliance With Public Notice Requirements**

Notification was mailed to property owners within 150 feet of the subject property on March 9, 2012, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application was published in the March 18, 2012 edition of the Daily Interlake.

#### **G. Agency Referrals**

Referrals were sent to the following agencies on February 10, 2012:

- Flathead City-County Health Department
- Flathead County Road and Bridge Department
- Jim Chilton, Flathead County Solid Waste District
- Bigfork Fire District
- Montana Department of Natural Resources and Conservation (DNRC)
- Bonneville Power Administration (BPA)

### **III. COMMENTS RECEIVED**

#### **A. Public Comments**

No written public comments have been received to date regarding the conditional use permit request. Any individual wishing to provide public comment on the proposal may do so during the March 29, 2012 BLUAC review of the proposal or during the April 3, 2012 Flathead County Board of Adjustment public hearing on the proposal. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

#### **B. Agency Comments**

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Glen Gray, Flathead County Sanitarian, Environmental Health Department
  - Due to the number of people proposed to be served the needed water and sewage services appear to fall into the definition of public, which

includes any system that serves 25 or more people at least 60 days of the year. A professional engineer will be required to design the water and sewer services.

- There is no need for dust control on the new drive and parking area unless it becomes a problem for fugitive dust. Some type of dust control would then be required by the Flathead County Air Pollution Control Regulations.
- Dave Prunty, Flathead County Road & Bridge Department
  - At this point the County Road Department does not have any comments on the request.
- James Chilton, Flathead County Solid Waste District
  - The District views no negative impact with solid waste issues at this time.
  - The District requests all solid waste generated at the proposed location be hauled by a private contractor. Allied Waste is the licensed (PSC) Public Service Commission Licensed hauler in this area.
- Marc Pitman, Regional Manager, Kalispell DNRC Water Resource Division
  - DNRC recommends property owners installing individual wells (no greater than 35gpm flow rates and 10 acre-feet of volume per year) file for a certificate of water right following the notice of completion process with the DNRC.
  - Any other diversion of ground water or any diversion of surface water for a beneficial use for the camp will require a permit (DNRC Form 600) which must be made if the well will be pumped at a rate greater than 35gpm or if more than 10 acre-feet of water will be used in a year.
- Rick Moore, Service Forester, DNRC Northwest Land Office
  - Provided various comments regarding wildland fire protection, noting the site is prone to wildfires. Suggestions include requiring only Class A and B fire-rated roofing materials; requiring firewise defensible space standards to be incorporated around all structures and improvements; requiring road names and addresses to be assigned by the Flathead County Address Coordinator; creating an emergency evacuation plan which could be posted to be visibly present in each building, and; campfires should be completely extinguished at the time they are abandoned.
- Peggy Wyant, Realty Technician, BPA
  - The proposal will not impact any BPA transmission line corridors and BPA has no objections to the request at this time.



#### **IV. CRITERIA REQUIRED FOR CONSIDERATION**

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations (FCZR), what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

##### **A. Site Suitability**

###### **i. Adequate usable space**

The proposed use would be situated on two relatively flat tracts of land totaling approximately 118 acres in size (see Tracts 1 and 2 on Figure 1 above). As shown on the submitted site plan the proposed cabins, access road and the majority of the parking area would be situated on Tract 1, and the proposed dining room/meeting hall would be situated upon the boundary of Tract 1 and Tract 2. While there is adequate space on the subject property to accommodate the proposed use, the location of the proposed dining room/meeting hall does not meet the required setbacks of the district. Setback is defined as the horizontal distance required between the right-of-way or property line, whichever is closest, and the building line. If constructed as proposed, the issue may become problematic in regard to future tax assessment for both tracts or in the event either of the tracts are sold. As the subject property has abundant buildable area where the facility could be built in compliance with applicable setback requirements, it appears the matter may be resolved through such measures as re-design or a boundary line adjustment to ensure development of the facility complies with applicable bulk and dimensional requirements of the AG-40 district.

**Finding #1** – The subject property is suitable for the proposed use in terms of size and terrain because there is adequate useable space and suitable buildable area to accommodate the functional needs of the facility.

**Finding #2** – While there is adequate usable space, the proposal, as submitted, does not comply with the applicable bulk and dimensional requirements of the AG-40 zoning use district because the proposed dining room/meeting hall would be situated upon the boundary of Tract 1 and Tract 2, and therefore wouldn't meet the 20-foot setback requirement for a principal structure.

###### **ii. Adequate access**

While the existing bible camp facility on the subject property is accessed via a gravel driveway approached directly from McCaffery Road, the facility expansion would be accessed via a proposed 24-foot wide gravel internal driveway/road approaching onto Echo Bay Trail, a private road constructed and paved approximately 24-feet in width extending from McCaffery Road across the subject property (see figure 4 below and Map B of the submitted site plan). Echo Bay Trail and the proposed internal access appear adequate to serve the proposed expanded use on the subject property. Flathead County Road and Bridge Department provided comment indicating no concern with the current proposal.

**Figure 4:** Proposed facility access (highlighted yellow).



**Finding #3** – The site is suitable for the proposed use because the property has legal and physical access onto public McCaffery Road via private Echo Bay Trail which appears well constructed and able to accommodate the vehicle traffic created as a result of the proposed use.

**iii. Absence of environmental constraints**

The proposal site is located on a level area approximately 300 horizontal feet from and approximately eighty feet above the surface of adjacent Peterson Lake. The subject property is designated as Zone X, outside the 500 year floodplain) on FEMA FIRM Panels 1865G and 2305G, and with the exception of the adjacent lake there are no apparent surface waters or wetlands present on the site. There are no apparent environmental factors which would constrain the proposal, nor are there anticipated impacts to the natural environment which cannot be adequately mitigated through appropriate design.

**Finding #4** – The site appears suitable for the proposed use because the location has no apparent environmental factors which would be adversely impacted or which would limit the suitability of the property for the proposed use.

## **B. Appropriateness of design**

### **i. Parking scheme**

Maps B and C of the submitted site plan indicate the proposed parking which would be comprised of 42 parking spaces configured among a looped parking/traffic circulation feature. The parking area and access road are proposed to be surfaced with crushed gravel. The proposed parking area is adjacent to open fields which could easily serve as overflow or bus parking should the need arise. The proposed parking is based on anticipated number of camp guests using the new expanded facility within the existing bible camp. The camp facility is used as a traditional youth camp and as 'camp promise' for special needs individuals. The camp typically provides week-long sessions serving 30-80 guests from June-August and weekend 'guest groups' of 30-80 guests September-May who often arrive in busses or vans.. The proposed parking would establish one parking space per housing unit for the 16 rooms (4 units with 4 rooms each) and 26 additional parking spaces for the dining room/meeting room.

Chapters 4, 5, and 6 of the Flathead County Zoning Regulations contain no specific conditional use standards, performance standards, or parking and loading specifications applicable to a 'camp and retreat center'. Although no applicable standard for number of parking spaces is established by the Flathead County Zoning Regulations the proposed parking area appears large enough to accommodate the number of anticipated guests.

Pursuant to Section 6.01.030 FCZR, Minimum Parking Lot Requirements are outlined in Appendix A which includes required spatial specifications and dimensions for parking spaces and traffic aisles. The Appendix A parking specifications appear to be oriented toward a paved parking lot scenario in a commercial/urban setting, but do not address a non-paved parking lot scenario in a rural/pastoral setting. While parking spaces and traffic aisles are required to be sized according to the standards of Appendix A, it is not anticipated that spaces and aisles would be demarcated with painted striping because the parking area would be gravel. As the parking area would be gravel it appears reasonable that parking spaces and edges of traffic aisles may be adequately demarcated with physical 'wheel stop'/curb features such as wooden posts or logs placed horizontally in the proper location and staked to the ground instead of conventional 4" wide paint stripes typical of a paved parking lot in a commercial/urban setting.

**Finding #5** – The proposed parking plan would provide 42 standard parking spaces to serve camp guests at the expanded facility (1 parking space per housing unit (16 units) and 26 spaces for the dining room/meeting room). While the zoning regulations contain no specific number of parking spaces required for a camp and retreat center, the proposal appears appropriate considering many of the camp guests will not drive to and park at the camp, but may instead be dropped off/picked up or arrive and depart as a group in vans or busses.



**ii. Traffic circulation**

The proposed expanded facility site would be accessed from private Echo Bay Trail via a new internal gravel access road/driveway, which would be a separate access from that which serves the existing Big Sky Bible Camp facility located elsewhere on tract 2 of the subject property. As discussed above, Maps B and C of the submitted site plan indicate the proposed 24-foot wide two-way internal access road/driveway and associated parking areas arranged in a looped configuration with a 20-foot wide traffic aisle. Based on the submitted plan, the site is able to accommodate traffic circulation which is compliant with applicable standards outlined in Section 6.01.030, with the imposition of conditions requiring 1) the 20-foot wide looped parking area access to be designated and signed as one-way traffic only, and 2) sufficient demarcation of traffic aisles and parking spaces in compliance with Appendix A of the Flathead County Zoning Regulations (pages 215-217).

**Finding #6** – As proposed on submitted Map C, the internal traffic circulation appears to comply with Section 6.01.030 FCZR in regard to dimensions because the proposed two-way traffic aisle is 24 feet in width and the looped parking aisle is 20-feet in width providing sufficient access to all parking spaces with 90 degree parking angles.

**iii. Open space**

The subject property exceeds the 40 acre minimum lot size of the AG-40 Agricultural zoning district and the proposed expanded camp and retreat center would occupy only a small area on the interior of the properties. The new facility would be surrounded by open space in the form of pasture to the west and forest to the east.

**iv. Fencing/screening**

The property has existing fencing for livestock which is anticipated to be reconfigured to run adjacent to the proposed internal access road/driveway. Although there are no applicable fencing or screening requirements specific to the proposed use contained in the Flathead County Zoning Regulations, the application indicates the location of the proposed facility will provide privacy for both guests and neighbors.

**v. Landscaping**

The application indicates due to the location of the proposed facility next to a wooded area there will be minimal landscaping. Each building would have some grass areas and some shrubbery planted around them. There are no applicable landscaping requirements specific to the proposed use contained in the Flathead County Zoning Regulations.

**Finding #7** – Open space, fencing, screening and landscaping on the subject property appears adequate as proposed because large areas of the property would remain open and there are no minimum requirements for fencing,

screening or landscaping elements applicable to the proposed use or the property.

**vi. Signage**

The existing bible camp facility has an onsite sign located adjacent to McCaffery Road, and submitted application indicates the applicant's desire for additional on-site and/or directional signs to be located at the intersection of Echo Bay Trail and McCaffery Road and at the intersection of the proposed access road/driveway and Echo Bay Trail. The proposed signage appears to comply with the applicable standards for signs in AG-20 and AG-40 zones as outlined in Section 5.11.040(1) FCZR.

**Finding #8** – Proposed signage for the camp facility would be acceptable because onsite and directional signage is allowable in the AG-20 and AG-40 Agricultural zoning districts pursuant to Section 5.11.040(1) FCZR.

**vii. Lighting**

The application and Map D of the submitted site plan indicate the applicant's proposal to install exterior lighting to provide safe night-time walking for camp guests. The applicant proposes several pole-mounted parking lot lights and additional lighting for buildings and pathways. Exterior lighting shall comply with performance standards set forth in FCZR Section 5.12, being so arranged as to reflect light away from any abutting or residential land-use.

**Finding #9** – Exterior lighting is proposed for the facility and its parking area which would be situated in a open pasture in a rural setting with little existing lighting. In order to minimize potential visual impacts from lighting reflecting onto abutting or adjacent residential land uses, all exterior lighting would be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations.

**C. Availability of Public Services and Facilities**

**i. Sewer**

As the subject property is not located in an area served by public sewer services the applicant is proposing to install a new septic system and drainfield to serve the new facility. Comment provided by the Flathead County Environmental Health Department indicates that due to the number of people proposed to be served, the needed sewage service appears to fall into the definition of a public system, which includes any system that serves 25 or more people at least 60 days of the year. A professional engineer will be required to design the sewer system and the applicant should be required to satisfy the requests and obtain all applicable permits from the Flathead County Environmental Health Department and Montana Department of Environmental Quality.

**ii. Water**

As the subject property is not located in an area served by public water services the applicant is proposing to install a new well to serve the new facility. Existing wells serving the existing facility apparently yield ‘exceptional flow’ and the applicant anticipates a new well in the proposal location would also provide adequate flow. Comment provided by the Flathead County Environmental Health Department indicates that due to the number of people proposed to be served, the needed water service appears to fall into the definition of a public system, which includes any system that serves 25 or more people at least 60 days of the year. A professional engineer will be required to design the water system and the applicant should be required to satisfy the requests and obtain all applicable permits from the Flathead County Environmental Health Department, the Montana Department of Environmental Quality, and the Montana Department of Natural Resources and Conservation.

**Finding #10** – The proposed use would necessitate the creation of public water and sewer systems due to the number of people proposed to be served, and the applicant is subject to compliance with applicable permitting requirements of the Flathead County Environmental Health Department, the Montana Department of Environmental Quality, and the Montana Department of Natural Resources and Conservation prior to installing the proposed water and septic/drainfield systems.

**iii. Storm Water Drainage**

Stormwater drainage is proposed to be managed onsite through simple absorption into pervious surface areas located in proximity to proposed improvements, which would be built in relatively flat locations along a break in slope above Peterson Lake. As the proposed new construction would introduce approximately 12,300 ft<sup>2</sup> of impermeable surfaces, increased stormwater runoff as a result of this proposal is anticipated. Unless managed properly, it appears stormwater could potentially drain downslope into the surface waters of Peterson Lake, located approximately 300 feet away from the improvements, and additional measures such as drainage swales built downslope of structures may be necessary to retain stormwater onsite without the runoff entering the lake. The applicant is subject to compliance with applicable stormwater management requirements of the Montana Department of Environmental Quality and the Montana Department of Natural Resources and Conservation.

**Finding #11** – Proposed construction would introduce approximately 12,300 ft<sup>2</sup> of impermeable surfaces to a location situated above and in close proximity to Peterson Lake, introducing the potential for stormwater runoff entering the surface waters of the lake.

**iv. Fire Protection**

The subject property is located within the Creston Fire District and would be served by the district’s station located seven miles north at the intersection of



Creston Road and Montana Highway 35. Comment provided by the Montana Department of Natural Resources and Conservation notes the location of the proposal is within an area mapped as a high priority wildfire fuels reduction mitigation area and suggests firewise and fire safety practices be implemented to promote fire safety.

**v. Police Protection**

The subject property is within the jurisdiction of and currently served by the Flathead County Sheriff's Department. Delayed response times may be anticipated in the event of an emergency due to the property's location in a rural area of the County.

**vi. Streets**

As previously discussed, the facility expansion would be accessed via a proposed 24-foot wide gravel internal driveway/road approaching onto Echo Bay Trail, a private road constructed and paved approximately 24-feet in width extending from paved public McCaffery Road. The Flathead County Road and Bridge Department expressed no concerns regarding the proposal and its potential impacts to the road system resulting from increased traffic to and from the subject property.

**Finding #12** – Adequate public services are available to serve the proposed use as the subject property is located within the jurisdiction of the Creston Fire District and could be served by the Department's station in the event of an emergency; and because the property is currently served by the Flathead County Sheriff's Department and has direct and indirect access onto a paved county road that is in good condition and can adequately accommodate the limited traffic that may be anticipated as a result of the proposed expanded camp and retreat center.

**D. Immediate Neighborhood Impact**

**i. Excessive traffic generation**

The proposal site is accessed by McCaffery Road which receives approximately 725 regular daily vehicle trips according to a study conducted by the Flathead County Road and Bridge Department between June 30, 2009 and July 5, 2009. The proposed camp activities operate on a recurring weekly program, which would generally introduce vehicle traffic associated with 30-80 camp guests twice per week June through August for the traditional youth camp and 'camp promise' programs, and twice per weekend September through May for the 'guest groups' programs. It appears the traffic anticipated to be generated by the expanded camp facility would introduce minimal impacts to the neighborhood as the weekly traffic generated by the facility is only approximately one-tenth the daily traffic which currently uses McCaffery Road. There is one residence located along Echo Bay Trail between McCaffery Road and the location of the proposed access Road/driveway to the facility that may be affected by the facility's traffic, however adverse impacts to the residence are not anticipated as

Echo Bay Trail is a meandering paved road with low speed limit, and the traffic generated by the facility would occur at consistent spaced intervals (Tuesdays and Saturdays during the peak of summer).

**Finding #13** – Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood or adjacent roads because roads providing access are paved, traffic generated by the camp and retreat center would occur irregularly at spaced intervals, and traffic related to the proposed use would represent a small increase relative to current vehicle trips accommodated by the McCaffery Road.

**ii. Noise or vibration**

The facility itself would not generate noise, and any noise generated would be anticipated to be minimally audible to adjacent properties due to the nature of the proposed use and the large size of the subject property.

**iii. Dust, glare or heat**

The facility itself would not generate dust, glare, or heat. As the access road/driveway and parking areas are proposed to be gravel, there is potential that dust may be generated which could become a nuisance to area residents. Comment provided by the Flathead County Environmental Health Department states “There is no need for dust control on the new drive and parking area unless it becomes a problem for fugitive dust. Some type of dust control would then be required by the Flathead County Air Pollution Control Regulations.”

**iv. Smoke, fumes, gas, or odors**

The proposed use will not generate smoke, fumes, gas, or odors.

**Finding #14** – The proposed use is anticipated to have a minimal impact on the neighboring properties because the camp and retreat center will not create excessive noise, vibration, dust, glare, heat, smoke, fumes, gas or other odors that would adversely affect adjoining landowners.

**v. Inappropriate hours of operation**

Internal day-to-day activities of the camp and retreat center may potentially operate 24 hours/day year round. As the application indicates the bible camp and groups using the facility maintain a rigid schedule and abide by a curfew, it is anticipated that most activity would occur during daytime and early evening hours.

**Finding #15**– The proposed hours of operation would be acceptable and have minimal impact on the surrounding neighborhood because limited noise and activity levels associated with normal operation of the bible camp and retreat center would primarily occur during daytime and early evening hours, thereby introducing minimal disturbance to adjacent residents.

## **V. SUMMARY OF FINDINGS**

1. The subject property is suitable for the proposed use in terms of size and terrain because there is adequate useable space and suitable buildable area to accommodate the functional needs of the facility.
2. While there is adequate usable space, the proposal, as submitted, does not comply with the applicable bulk and dimensional requirements of the AG-40 zoning use district because the proposed dining room/meeting hall would be situated upon the boundary of Tract 1 and Tract 2, and therefore wouldn't meet the 20-foot setback requirement for a principal structure.
3. The site is suitable for the proposed use because the property has legal and physical access onto public McCaffery Road via private Echo Bay Trail which appears well constructed and able to accommodate the vehicle traffic created as a result of the proposed use.
4. The site appears suitable for the proposed use because the location has no apparent environmental factors which would be adversely impacted or which would limit the suitability of the property for the proposed use.
5. The proposed parking plan would provide 42 standard parking spaces to serve camp guests at the expanded facility (1 parking space per housing unit (16 units) and 26 spaces for the dining room/meeting room). While the zoning regulations contain no specific number of parking spaces required for a camp and retreat center, the proposal appears appropriate considering many of the youth camp guests will not drive to and park at the camp, but would instead be dropped off and picked up by parents/family members or arrive and depart as a group in vans or busses.
6. As proposed on submitted Map C, the internal traffic circulation appears to comply with Section 6.01.030 FCZR in regard to dimensions because the proposed two-way traffic aisle is 24 feet in width and the looped parking aisle is 20-feet in width providing sufficient access to all parking spaces with 90 degree parking angles.
7. Open space, fencing, screening and landscaping on the subject property appears adequate as proposed because large areas of the property would remain open and there are no minimum requirements for fencing, screening or landscaping elements applicable to the proposed use or the property.
8. Proposed signage for the camp facility would be acceptable because onsite and directional signage is allowable in the AG-20 and AG-40 Agricultural zoning districts pursuant to Section 5.11.040(1) FCZR.
9. Exterior lighting is proposed for the facility and its parking area which would be situated in an open pasture in a rural setting with little existing lighting. In order to minimize potential visual impacts from lighting reflecting onto abutting or adjacent



residential land uses, all exterior lighting would be required to comply with applicable requirements set forth in the Flathead County Zoning Regulations.

10. The proposed use would necessitate the creation of public water and sewer systems due to the number of people proposed to be served, and the applicant is subject to compliance with applicable permitting requirements of the Flathead County Environmental Health Department, the Montana Department of Environmental Quality, and the Montana Department of Natural Resources and Conservation prior to installing the proposed water and septic/drainfield systems.
11. The proposed method of stormwater management appears adequate because the new facility would be constructed in a relatively level location of the subject property with ample pervious area able to absorb and contain runoff onsite.
12. Adequate public services are available to serve the proposed use as the subject property is located within the jurisdiction of the Creston Fire District and could be served by the Department's station in the event of an emergency; and because the property is currently served by the Flathead County Sheriff's Department and has direct and indirect access onto a paved county road that is in good condition and can adequately accommodate the limited traffic that may be anticipated as a result of the proposed expanded camp and retreat center.
13. Additional vehicle traffic associated with the proposed use is not anticipated to generate excessive traffic which would adversely impact the immediate neighborhood or adjacent roads because roads providing access are paved, traffic generated by the camp and retreat center would occur irregularly at spaced intervals, and traffic related to the proposed use would represent a small increase relative to current vehicle trips accommodated by the McCaffery Road.
14. The proposed use is anticipated to have a minimal impact on the neighboring properties because the camp and retreat center will not create excessive noise, vibration, dust, glare, heat, smoke, fumes, gas or other odors that would adversely affect adjoining landowners.
15. The proposed hours of operation would be acceptable and have minimal impact on the surrounding neighborhood because limited noise and activity levels associated with normal operation of the bible camp and retreat center would primarily occur during daytime and early evening hours, thereby introducing minimal disturbance to adjacent residents.

## **VI. CONCLUSION**

Upon review of this application, the request to allow for an expanded 'camp and retreat center' as an expansion of a non-conforming use on the subject property is generally supported by the review criteria and the 15 Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report FCU-12-01 as Findings of Fact and approve the conditional use permit, the following 9 conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts have been met:

## **VII. CONDITIONS**

1. The operation of the ‘camp and retreat center’ on the subject property shall be in substantial conformance with the application and site plan submitted and approved by the Board of Adjustment, with the exception that, pursuant to Section 3.05.040(3)(A) FCZR, the location of the dining room/meeting hall shall comply with the applicable 20-foot setback requirement between the building line and the property boundary.
2. Changes or modifications to the approved use(s) or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment.
3. The approved use shall conform to the applicable standards of the AG-40 and AG-20 Agricultural zoning districts as applicable [FCZR Sections 3.05 and 3.06].
4. A minimum of 42 standard vehicle parking spaces shall be clearly established and demarcated on the subject property to accommodate traffic generated by the ‘camp and retreat center’, and the traffic aisle for the looped parking area shall be designated and signed appropriately for ‘one-way’ traffic in accordance with applicable zoning regulations [FCZR Sections 6.01.010(2), 6.01.030].
5. All signage on the subject property shall comply with applicable standards and guidelines set forth under Section 5.11 of the Flathead County Zoning Regulations.
6. All lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations, with exterior lighting specifically being side-shielded in a manner that the light source (bulb) is not directly visible as viewed from a horizontal plane at or above the bulb’s elevation above the ground.
7. The applicant shall adhere to all applicable Montana State commercial building requirements as required by the Montana Bureau of Labor and Industry. Documentation confirming the completion of this requirement shall be available upon request.
8. The proposed water and sewer systems and stormwater drainage plan for the facility shall be submitted for review and approval by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality, as applicable, prior to construction.
9. The operation of the expanded camp and retreat center shall commence within one year from the date of issuance of the conditional use permit. The permit may be extended for one additional year if the permittee requests additional time prior to expiration date.